

State of Alabama

Shelby

County

3369
Know All Men By These Presents.

That in consideration of -----three thousand five hundred----- DOLLARS

to the undersigned grantor Lessie Walker, a widow,
in hand paid by Tucker Johnson and Audrey Johnson

the receipt whereof is acknowledged I the said Lessie Walker, a widow,

do grant, bargain, sell and convey unto the said Tucker Johnson and Audrey Johnson

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit: A part of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of

SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 4 West, described as follows: Commence at the NW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said section 28 and run South along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 465.00 feet to the point of beginning, thence continue in same direction along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 196.12 feet to the SW corner of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence turn an angle of 89 degrees 39' 30" to left and run East along South line of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 842.80 feet, thence turn an angle of 99 degrees 56' 45" to left and run a distance of 96.90 feet, thence turn an angle of 99 degrees 06' 15" to the right and run a distance of 162.78 feet to West R.O.W of County Highway No. 10, thence turn an angle of 94 degrees 46' to left and run a distance of 180.13 feet to a point on the West R.O. W. of said Highway, thence turn an angle of 19 degrees 14' to the left and run a distance of 192.44 feet to a point on West R.C.W of said Highway, thence turn an angle of 65 degrees 10' 15" to left and run a distance of 284.10 feet, thence turn an angle of 90 degrees 19' 45" to the left and run a distance of 32.00 feet, thence turn an angle of 70 degrees 11' to the right and run a distance of 647.39 feet to the point of beginning. Excepting that part, if any, that may lie east of the old dirt public road. Also excepting a road described in Deed Book 77, Page 598, and that part if any sold to T. W. Holley in Deed Book 99, Page 32. mineral and mining rights excepted.

TO HAVE AND TO HOLD Unto the said Tucker Johnson and Audrey Johnson

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as shown hereinabove, and except easements in favor of Alabama Power Company and Shelby County,

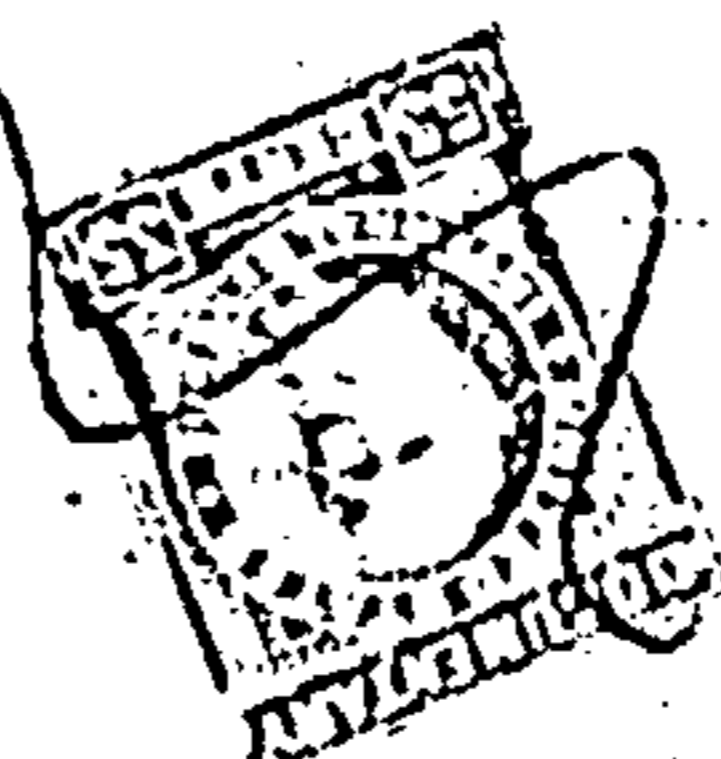
that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 24 day of March, 1964.

WITNESSES:

Bessie Walker (Seal.)
Bessie Walker



(Seal.)

(Seal.)

(Seal.)

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1.45
2.50
3.55
8.80

Keefly Title Company
2025 4th Avenue North
Birmingham, Alabama

JOINT GRANTEES WITH SURVIVORSHIP
WARRANTY DEED

TO

State of _____
COUNTY _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that Hessie Walker, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of March 19 64

Douglas L. Watson As Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/27/64
RECORDED & \$ _____ MTG. TAX
& \$ _____ TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Corroborated M. J. J. J.
JUDGE OF PRObate